

EXHIBIT A

Field Notes Describing a 6,293 Square Feet (0.144 Acres) 20' Water Line Easement E.L. Boyd Survey, A-48 Kaufman County, Texas

Being 6,293 square foot (0.144 acres) of land located in the E.L. Boyd Survey, Abstract No. 48 of Kaufman County, Texas, being a portion of a called 4.430 acre tract described as Parcel 15 in a deed to the City of Dallas, dated December 4, 2018 and recorded in Document No. 2018-0029915 of the Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), and being a portion of a called 5.27 acre tract as described in a deed to the City of Dallas, dated January 3, 1961 and recorded in Volume 437, Page 84 of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and this 6,293 Square Feet, 0.144 Acre, 20' Wide Water Line Easement being more particularly described as follows:

COMMENCING at a Broken Concrete Monument Found for the Southeast corner of said called 5.27 acre tract, being the Northeast corner of said called 4.430 acre tract, and being in the West line of the residue of a called 128 acre tract described as "Second Tract" in a deed to Hwy. 205 Farm, Ltd., dated August 1, 1994 and recorded in Volume 1137, Page 112 (D.R.K.C.T.);

THENCE South 43° 41' 02" West a distance of 223.52 feet to a 1/2" Iron Rod Found capped "Dal-Tech" for the Southeast corner of said called 4.430 acre tract;

THENCE South 79° 18' 52" West a distance of 1244.48 feet with the common line of said called 4.430 acre tract and a portion of the residue of a called 159 acre tract as described in a deed to Hwy. 205 Farm, Ltd., dated August 1, 1994 and recorded in Volume 1137, Page 112 (D.R.K.C.T.) to a 1/2" Iron Rod Set capped "Walker 6970" in same for the POINT OF BEGINNING of this 20' Water Line Easement;

THENCE South 79° 18' 52" West a distance of 24.40 feet with the common line of said called 4.430 acre tract and said portion of the residue of a called 159 acre tract to a point for corner in the Northeast right of way of State Highway No. 205, a variable width right of way, from which a 5/8" Iron Rod Found with TxDot cap bears: North 45° 33' 42" West a distance of 0.68 feet, being the East corner of a called 0.4686 acre tract as described in a deed to the Texas Transportation Commission, dated December 16, 2021 and recorded in Document No. 2021-0051775 (O.P.R.K.C.T.), and a 1/2" Iron Rod Found capped "Dal-Tech" for the South corner of said called 4.430 acre tract bears: South 79° 18' 52" West a distance of 78.77 feet;

THENCE North 45° 33' 42" West a distance of 158.18 feet with said right of way of State Highway 205 and the North line of said called 0.4686 acre tract to a point for corner in the common line of said called 4.430 acre tract and said called 5.27 acre tract, from which a 5/8" Iron Rod Found with TxDot cap bears: South 45° 33' 42" East a distance of 4.08 feet, and a 1/2" Iron Rod Found capped "Dal-Tech" for a common corner of said called 4.430 acre tract and said called 5.27 acre tract bears: South 79° 17' 52" West a distance of 78.96 feet;

THENCE North 45° 37' 18" West a distance of 156.32 feet with said right of way of State Highway 205 and the North line of said called 0.4686 acre tract to a point for corner in North line of said called 5.27 acre tract, from which a 5/8" Iron Rod Found with TxDot cap bears: South 45° 37' 18" East a distance of 1.88 feet, and a 5/8" Iron Rod Found bears: South 78° 11' 24" West a distance of 77.17 feet;

C.E.C.
Field Notes Approved
11/7/24



EXHIBIT A

**Field Notes Describing a 6,293 Square Feet (0.144 Acres)
20' Water Line Easement
E.L. Boyd Survey, A-48
Kaufman County, Texas**

THENCE North 79°07'52" East a distance of 24.34 feet with the North line of said 5.27 acre tract and the South line of a portion of the residue of a said called 159 acre tract to a 1/2" Iron Rod Set capped "Walker 6970" in same, from which a Broken Concrete Monument Found for the North corner of said called 5.27 acre tract bears: North 79°07'52" East a distance of 1790.83 feet;

THENCE South 45°37'18" East a distance of 156.41 feet over and across said called 5.27 acre tract to a point for corner in the common line of same and said called 4.430 acre tract, from which a Broken Concrete Monument Found for a common corner of same bears North 79°17'52" East a distance of 1516.61 feet;

THENCE South 45°33'42" East a distance of 158.19 feet over and across said called 4.430 acre tract to the POINT OF BEGINNING and containing 6,293 Square Feet 0.144 acres of land, more or less.

The bearings shown were oriented to agree with Grid North and were derived by the use of G.P.S. equipment (TX North Central Zone – NAD 83).



Tyler Walker – TX RPLS No. 6970
September 13, 2024



EXHIBIT A

LINE	BEARING	DISTANCE
L1	S 79°18'52" W	24.40'
L2	N 45°33'42" W	158.18'
L3	N 45°37'18" W	156.32'
L4	N 79°07'52" E	24.34'
L5	S 45°37'18" E	156.41'
L6	S 45°33'42" E	158.19'

E.L. BOYD SURVEY
A-48

LEGEND

Subject Tract Boundary = _____
 Affected Parcel = _____
 Adjoining Parcel = _____
 Approximate Survey Line = - - - - -
 1/2" Iron Rod Set capped "Walker 6970" = ●
 Referenced Property Corner Monument = ○
 Point For Corner = ○
 O.P.R.K.C.T. = Official Public Records of Kaufman County, Texas
 D.R.K.C.T. = Deed Records of Kaufman County, Texas

Point of Commencement
Found Broken Concrete Monument

Residue of a
Colld 128 Acres - Second Tract
Hwy. 205 Farm, LTD.
August 1, 1994
Volume 1137 Page 112
(D.R.K.C.T.)

Residue of a
Called 159 Acres
Hwy. 205 Farm, LTD.
August 1, 1994
Volume 1137 Page 112
(D.R.K.C.T.)

Call 5.27 Acres
City of Dallas
January 3, 1961
Volume 437 Page 84
(D.R.K.C.T.)

Call 4.430 Acres - Parcel 15
City of Dallas
December 4, 2018
Document No. 2018-0029915
(O.P.R.K.C.T.)

Residue of a
Called 159 Acres
Hwy. 205 Farm, LTD.
August 1, 1994
Volume 1137 Page 1
(D.R.K.C.T.)

20' Water Line Easement
6,293 Sq. Ft.
0.144 Acres

Ref.: Found Broken Conc. Mon. bears:
N 79°07'52" E - 1790.83'
1/2" IR Set
"Walker 6970"

Ref.: Found Broken Conc. Mon. bears:
N 79°17'52" E - 1516.61'
Point For Corner

P.O.B.: 1/2" IR Set
"Walker 6970"

(Existing R.O.W. Line)

Point For Corner
Ref.: 5/8" IRF TxDot bears:
S 45°37'18" E - 1.88'
Ref.: 5/8" IRF bears:
S 78°11'24" W - 77.17'

Call 0.4686 Acres
Texas Transportation Commission
December 16, 2021
Document No. 2021-0051775
(O.P.R.K.C.T.)

Point For Corner
Ref.: 5/8" IRF TxDot bears:
S 45°33'42" E - 4.08'
Ref.: 1/2" IRF "Dal-Tech" bears:
S 79°17'52" W - 78.96'
N 45°37'18" W - 158.27'

Point For Corner
Ref.: 5/8" IRF TxDot bears:
N 45°33'42" W - 0.68'
Ref.: 1/2" IRF "Dal-Tech" bears:
S 79°18'52" W - 78.77'

Call 0.6419 Acres
Texas Transportation Commission
March 18, 2020
Document No. 2020-0007458
(O.P.R.K.C.T.)

State of Texas
February 15, 1934
Volume 237 Page 91
(D.R.K.C.T.)

S.H. 205

(Variable Width Right of Way)

Call 1.1604 Acres
Texas Transportation Commission
March 26, 2021
Document No. 2021-0011538
(O.P.R.K.C.T.)

(Approximate Survey Line)

(Existing R.O.W. Line)

J. STEPHENSON SURVEY
A-452

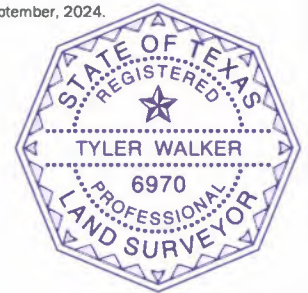
NOTES:

1) THE BEARINGS SHOWN WERE DERIVED BY THE USE OF GPS EQUIPMENT.
(TX NORTH CENTRAL ZONE - NAD 83)

I, Tyler Walker, do hereby certify that this plat represents the results of a survey made on the ground under my direction and supervision in the month of September, 2024.

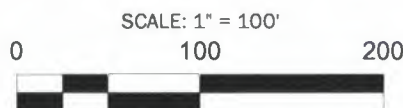
Signed and Sealed on the 13th day of September, 2024.

Tyler Walker - Texas RPLS No. 6970



SANDY CREEK SURVEYING

TBPELS Firm # 10194795
903-904-1969 | info@scsvy.com
PO Box 1780
Athens, Texas 75751



Field Notes Describing a
6,293 Square Feet (0.144 Acres)
20' Water Line Easement
E.L. Boyd Survey, A-48
Kaufman County, Texas

Job. No. 24040	
Sheet 3 of 3	
Ref. HIGHPOINT	
Drawn: T.B.W.	9/13/2024